

REPORT - PLANNING COMMISSION MEETING
April 10, 2003

Project Name and Number: ZION CHURCH OF PRAISE (PLN2003-00154)

Applicant: Zion Church of Praise, Stanley Wang

Proposal: To consider a Preliminary and Precise Planned District for a religious facility, six residential units, and accessory dormitory facilities on the former Conrad Noll School site in the Irvington Planning Area. A Draft Mitigated Negative Declaration has been prepared for this project.

Recommended Action: Recommend Preliminary and Precise Planned District and Draft Mitigated Negative Declaration to City Council.

Location: 39600 & 39604 Sundale Drive in the Irvington Planning Area.

APN: 531-28-65

Area: 10.42 acres

Owner: Fremont Unified School District

Agent of Applicant: Dennis Kobza, A.I.A.

Environmental Review: An Initial Study and Draft Mitigated Negative Declaration have been prepared and circulated for this project.

Existing General Plan: Low Density Residential - 5-7 dwelling units per acre; and "*Other Fremont Unified School District Educational Facility*"

Existing Zoning: R-1-6 (Single Family Residential District)

Existing Land Use: Fremont Adult School; Day Care facility

Public Hearing Notice: Public hearing notification is applicable. 147 notices were mailed to owners and occupants of property within a minimum radius of 300 feet from the site on the following streets: Sundale Drive, Bliss Court, Bruning Street, Nelson Street, Wheeler Drive, Sloan Street, Reed Court, Coco Palm Drive, and Cody Court. The notices to owners and occupants were mailed on March 17, 2003. A Public Hearing Notice was delivered to The Argus newspaper on March 12, 2003 to be published by March 17, 2003.

Executive Summary: The applicant proposes to develop the site with a new religious facility building including sanctuary, chapel, and bookstore. The applicant also proposes to construct six residential units for teachers and staff and two student dormitory buildings (22 rooms). The applicant will use the existing school buildings for religious instruction of children on Sundays. Three current tenants of the Noll School buildings will remain on site.

Background and Previous Actions: The project site is 10.42 acres and located in the Irvington Planning Area on a former elementary school site. The school, Conrad Noll School, has been used for many years as one of the Fremont Adult School campuses. The site is one of four school sites the Fremont Unified School District intends to sell as surplus property.

The project site is generally located between Sundale Drive and Noll Park on Logan Drive to the northeast. Adjoining the site to the north is the Hetch Hetchy water line and single family detached housing. To the west, across Sundale Drive, are single family residences. Southeasterly of the site is an existing concrete channel (Alameda County Flood Control and Water Conservation District, Zone 5, Line C). Single family residences are located on the other side of the channel.

Project Description: The applicant proposes to develop approximately half of the site (the current field area) with a new religious facility building and associated parking. The new sanctuary building is approximately 33,600 square feet in size. The applicant also proposes six residential units for teachers and staff and two student dormitory buildings (22 bedrooms). The new church building will include the main worship space, chapel, bookstore, and office and accessory spaces. The design provides seating for approximately 580 people in the main worship space. On Sundays the chapel is used for religious instruction of youths (thirteen years and older). During the remainder of the week the chapel will be used for smaller prayer meetings. The existing Noll classrooms will be used for religious instruction ("Sunday School") for children under the age of thirteen. The existing school buildings will be retained for possible future use as a training center for pastors and missionaries. Three existing tenants (a Headstart program, Footprint Christian Preschool, and Bay Community Service Adult Daycare) will continue in the former school buildings.

General Plan Conformance: The General Plan land use designation for the project site is Low Density Residential - 5-7 dwelling units per acre and a symbol indicating *Other Fremont Unified School District Educational Facility*. The following General Plan goals and policies are applicable to the proposed project.

| | |
|----------------------|--|
| Goal H 1: | Conservation and enhancement of existing residential neighborhoods |
| Policy LU 1.1 | Schools, Childcare Centers, Public and Semi-Public Facilities (e.g., churches) and Nursing Care facilities. These uses may be allowed, although conditions may be established to limit the impacts of these uses on residents. |

The above land use policy does allow the proposed uses under the residential land use designation. The proposed development is designed to limit impacts on the surrounding neighborhood and is subject to the attached conditions of approval. The proposed religious facility is in conformance with the General Plan. After the sale of property is final, a General Plan amendment will be processed at a later time by staff to remove the symbol of "*Other Fremont Unified School District Educational Facility*" from the General Plan diagram.

Zoning Regulations: The property is zoned R-1-6, Single Family Residential District. The applicant proposes a Preliminary and Precise Planned District for the proposed development. A religious facility requires a conditional use permit in standard zoning districts where such a use is allowed. A religious facility with over one hundred fifty seats in the main worship area requires location on an arterial road and a minimum area of two acres. There are however exceptions to this requirement as follows:

Sec. 8-22145(a)(4)

- a. The planning commission may, after a public hearing, grant an exception to the minimum site size requirements for two acres for a religious facility on an arterial when the property is contiguous to an open space use on at least one side.
- b. The planning commission may, after a public hearing, grant an exception to the requirement for location on an arterial for a religious facility on a site between two and three acres in size when the property is contiguous to open space uses on at least two sides and parking will be provided at a ratio of one space for each three seats in the main assembly hall.
- c. "Open space use", as used in this section, includes school, park, recreation center, and public, quasi-public or utility easement or right-of-way (other than a public or private street, railroad or rapid transit line). The easement of right of way shall have a minimum width of sixty feet.

The proposed facility may be allowed an exception under Sec. 8-22145(a)(4)b. above. The proposed site is 10.42 acres in size and located on a collector street, Sundale Drive. The site is approximately two to three blocks from the intersection of Blacow Road and Stevenson Boulevard, both arterial streets. The site is contiguous to open space uses as defined above on two sides. The site adjoins Noll Park to the northeast. The Hetch Hetchy property to the northerly side of the site is eighty feet wide. The flood control channel also adjoins the site but that property is only 48 feet wide and does not meet the above definition of open space. However, the channel does provide greater separation than usual from the existing residences. Based on the requirement of one parking space for each three seats in the main assembly hall, the proposed 580 seats require a minimum of 193 spaces. The applicant proposes 224 parking spaces for the religious facility uses. The proposed use does meet the above exception criteria but the existing parcel site exceeds the three acre size limit. The Planned District is proposed because the proposed development project combines religious facility uses, residential uses, and other service type uses (day care). A Planned District zoning provides a means to review and regulate a development with a mix of uses and related services. The site has been designed to meet the needs of Zion Church of Praise. The applicant has stated they do not intend to subdivide the residential units at the rear of the property. The proposed site design and access precludes subdivision in the future for the six duplex units.

The Planned District would approve the same uses allowed in the R-1-6, Single Family Residential District subject to the same level of review. Major modifications or additions to the buildings would require an amendment to the Planned District subject to Planning Commission review. In the future, the applicant may want to use the facilities for weddings or other large events. Such use is subject to Planning Commission review to establish guidelines for such operations. Future use of the area marked "Reserve" will require review by both Planning Commission and City Council.

Planned District Justification: As stated in Article 18.1 of the Zoning Ordinance, the purpose of a Planned District is to encourage and provide a means for effectuating desirable development, redevelopment, rehabilitation and conservation in the City, which features variations in siting, land use and dwelling types. Planned Districts may be established on parcels of land which have been determined by the Planning Commission and City Council to be suitable for and of sufficient size to be planned and developed in a manner consistent with the purpose and objectives of Article 18.1. The applicant describes in the justification statement (enclosed) that the proposed site is designed to continue the use of the existing buildings; preserve some of the existing services on the site; and provide for a new religious facility with associated educational and residential uses. The new buildings and driveways have been located to provide vehicle and pedestrian circulation that coordinates with existing circulation patterns. Landscape improvements including street trees will be provided on Sundale Drive.

Under the existing zoning, R-1-6 Single Family Residential District, the proposed uses are a combination of permitted, zoning administrator, and conditional uses. The property could be divided into smaller parcels to meet the above three acre exception requirement. The proposed uses would be the same but the overall coordination of activities would be difficult. Staff believes the site is better regulated through a Planned District zoning and conditions rather than retaining the existing standard zoning and several use permits.

Architecture: The proposed church is contemporary in style and reflects in form the various uses; sanctuary, chapel, and bookstore. The main entrance is a curved entry element with full height glass in the lobby. The building is 41 feet in height over the sanctuary portion of the building. The remainder of the building varies from 29 to 35 feet. The exterior is an integrated panel system for the curved entry and a concrete/textcote finish for the remainder of the elevations. The proposed color scheme is a warm light gray, warm white, cream, and gold. Blue is used as an accent color. A variegated blue tile, three feet in height, is proposed for the base of the building. The glass at both entries is blue in tint. The remainder of the glass is a dark gray color. Neither of the proposed glass types has a mirrored finish. The doors and windows mullions are off-white aluminum.

The design also includes religious symbolism and art to the exterior of the building. The walls on either side of the main entry will have bas-relief angels with a metallic gold finish. The angels are fabricated off-site from a foam material with a resin and then fiberglass coating. The angels are then attached with steel brackets to the building. The design also incorporates recessed crucifix pattern, gold in color, to the upper façade of the building. The applicant also proposes a painted rainbow mural to the right of the secondary entrance facing Sundale Drive. Application of the mural is still under consideration by the applicant. An alternative would be a third angel.

The proposed church is a large structure, 33,168 square feet, in an existing single family neighborhood. Staff was concerned the original design of the church had an appearance more typical of a commercial or industrial building. The design was revised to include a variety of roof heights and refine the column spacing. The applicant originally proposed a second shade of blue glass that was reflective. Staff worked with the applicant to find a different glass that would meet energy conservation requirements and yet not have such a commercial appearance. The building does exceed the height limit of 30 feet, particularly the 41 feet in height over the sanctuary portion of the building. The remainder of the building varies from 29 to 35 feet. Section 8-22201(b) allows places of public assembly in churches, schools, etc. to exceed height limits provided

“...that these are located on the first floor of such buildings, and provided further, that for each one foot by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the district.”

The front and side yard requirements in this zoning district are twenty-five feet. The proposed height of 41 feet would therefore require setbacks of thirty-six feet. The church building is located 170 feet from Sundale Drive and meets the front yard setback requirement. The building is located 55 feet from the flood control channel and conforms to the side yard setback.

The proposed six residences are two story duplex units with four bedrooms. The exterior is a concrete plaster finish in earthtone colors with variegated concrete roof tiles. Each unit is 2,310 square feet including the two car garage. Fenced patio areas are included for each unit. The patios adjoin Noll Park. Open metal fencing, painted black, will separate the yards from the park. A dense hedge on the inside of the fence will provide privacy. This solution was developed to prevent graffiti problems on the park side of the fence. The dormitory building are also two story and approximately 7,000 square feet in size. Each building has eleven bedrooms and common areas. The exteriors are also a concrete plaster finish in earthtone colors with variegated concrete roof tiles. The dormitory buildings are very simple in design. Staff believes the exterior facades could be designed to provide more variety to the mass of the structure. Additional detail such as porches and balconies could be provided. Private open space, such as a patio, for the dormitory residents could be provided to the rear of the dormitories.

Landscaping: The minimum landscape area for religious facilities is 25%. The proposed site design is approximately 52% landscape area and exceeds the minimum requirement. The applicant will retain most of the existing trees on site including a large Coast Redwood (trunk circumference of 100 inches) in a landscape median at the main entrance. The landscape areas that are part of the Sundale Drive right of way frontage south of Bruning Street will be landscaped to include street trees. A variety of trees, shrubs and groundcovers are proposed for the site. The design includes approximately 146 new trees including Red Maple, Crape Myrtle, Chinese Pistache, Southern Live Oak, Coast Redwood, Chanticleer Pear, and Saucer Magnolia. Details of tree preservation and size of new trees are in the following section and in the conditions of approval. The design also incorporates interlocking pavers at the pedestrian walkways, main vehicle entrance to the site, and the two entries to the sanctuary building. Three bicycle racks for a total of 15 bicycles will also be provided. The applicant proposes to leave the area marked “Reserve Area” in its existing state. At some point in the future the applicant may develop this area with additional structures or parking. Staff will work with the applicant to ensure that the area has an appropriate ground cover to ensure dust and weed problems are prevented. All landscape features will be reviewed for conformance with applicable building codes and landscape policies during Development Organization review.

City Landscape Architect Review of Proposed Tree Removal and Preservation: The proposed project is located on a site that is dotted with many mature trees throughout. Seventeen trees in poor condition are slated for removal, and adequate mitigation is established by the upsizing of selected trees to 24” box size. The larger size trees are conditioned for prominent locations such as building entries and pedestrian connections. All tree mitigation is consistent with the provisions of the Tree Preservation Ordinance.

Fifty-nine trees are proposed for preservation on the entire site, with twenty-eight of those within the boundaries of the project. The most prominent preserved trees are among the existing classroom buildings to remain. One Coast Redwood

tree (#67) is proposed for preservation in the northern most entry drive island. Staff is concerned that the ten-foot island proposed for the tree is not adequate to preserve the tree. A condition is added requiring arboricultural analysis combined with revised engineering geometrics on the entry drive to ensure preservation of the tree. Additionally, an arborist will review the planting and irrigation proposed under this tree.

Pedestrian Circulation: Interlocking pavers and tile building entries are proposed to enhance pedestrian circulation and safety throughout the site. The pedestrian linkages provide important connections between existing buildings and proposed buildings, and between parking lots and new building entries. Conditions are added to require richly colored pavers that are consistent with the intent of the plan.

Parking: The standard parking requirement is one space per five seats in the main worship space for religious facilities with more than 150 seats and located on an arterial. Religious facilities with more than 150 seats and not located on an arterial are required to have 1 parking space for each 3 seats. The proposed design indicates 580 seats in the sanctuary area, which requires a minimum of 193 parking spaces. The applicant has provided a total of 224 parking spaces including the existing nineteen spaces in front of the Noll buildings. Additionally, each of the townhouse units has a two car garage. Four guest parking spaces are also provided adjacent to the townhouse units. The additional 31 parking spaces above the minimum requirement will accommodate any parking needs for the dormitory units.

Circulation/Access Analysis: Sundale Drive is a residential collector street abutting the project frontage. Four driveways on Sundale Drive provide access to the project site. The two northern driveways exist and provide one-way vehicular access to the front of the former elementary school. The two new driveways are proposed to provide access to the new sanctuary, dormitories, and town house units proposed with phase 1 of the project.

The primary new vehicular access into the project is a proposed forty-foot wide driveway aligned with Bruning Street. A new twenty-five foot wide driveway is proposed opposite Cody Court as a secondary access. The primary driveway includes a ten-foot wide median planter in which an existing Coast Redwood is proposed for preservation. Staff will continue to work with the applicant to ensure the existing Coast Redwood is successfully preserved. The overall width and geometry of the primary driveway may require revision in order to preserve the Coast Redwood. Any design changes to the new driveways shall be subject to review and approval of the City Engineer and City Landscape Architect during Development Organization. The developer shall obtain an encroachment permit from the City prior to any work within the public right-of-way, including but not limited to installation of new driveways, street trees, and replacement of sidewalk.

Grading/Topography: The project site is an existing 10.4-acre site containing a former elementary school and related facilities. The applicant proposes to focus the new development on the southern half of the project site, which was used for school parking and activity fields. The remainder of the site, containing the existing elementary school buildings, is not proposed for redevelopment.

The project site is basically flat. The applicant proposes to remove approximately 2,300 cubic yards of pavement from the site. The grading quantities involved with the project are estimated to be 890 cubic yards of cut and 830 cubic yards of fill, for total grading of 1,720 cubic yards. Because the estimated grading quantities exceed 1,000 cubic yards, the applicant must submit a Preliminary Grading Plan application, subject to review and approval of the Planning Commission.

Drainage: Alameda County Flood Control and Water Conservation District, Zone 5, Line C, an existing concrete channel bounds the project site on the south. The project proposes to make use of portions of existing storm drains installed during the development of the elementary school. The on-site drainage system for the project shall conform to the performance criteria established by the District and shall be subject to staff approval during Development Organization.

Urban Runoff Clean Water Program: The Federal Clean Water Act of 1972 and Water Quality Act (1987) require localities throughout the nation to obtain a National Pollutant Discharge Elimination System permit (NPDES) in order to discharge storm water into public waterways such as creeks, rivers, channels and bays. Adopted regulations require discharges of storm water associated with new development and construction to submit a Notice of Intent (NOI) to the State of California for activities disturbing more than five acres of land. The NOI is to include the development and implementation of a storm water pollution prevention plan emphasizing best management practices. The applicant will

comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.

FEMA Flood Zone: The adjacent channel, south of the project site, is designated Zone A, a special flood hazard area, on the most current FEMA flood insurance rate map (Panel 29C, rev. 2/9/00). According to the flood insurance rate map, the Zone A designation is wholly contained within the channel. The project proposes no encroachment into the special flood hazard area.

Development Impact Fees: The proposed development project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, park facilities, capital facilities and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance.

Park Dedication-in-lieu Fee: The proposed residential development project will be subject to payment of Park Dedication-in-lieu fees. The Park Dedication-in-lieu fees will be collected prior to the issuance of the building permit. Fee shall be calculated at the fee rate in effect at the time of submittal to the Development Organization.

Environmental Analysis: An Initial Study and Draft Mitigated Negative Declaration, has been prepared for this project. The environmental analysis identified concerns regarding potential impacts to Cultural Resources, Noise, and Air Quality. The Draft Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. These mitigation measures will be included as a Mitigation Monitoring Plan. A more detailed description of the potential impacts and mitigation measures are provided within the Initial Study for the project, which is included as an enclosure.

A finding is proposed that this project would not have a significant effect on the environment based upon the implementation of the identified mitigation measures. Accordingly, a Draft Mitigated Negative Declaration has been prepared for consideration by the Planning Commission.

Enclosures: Exhibit "B" (site plans, elevations, and floor plans)
Initial Study and Mitigated Negative Declaration
Applicant justification statement

Exhibits: Exhibit "A" (planned district rezoning)
Exhibit "B" (site plans and floor plans)
Exhibit "C" (findings and conditions)
Exhibit "D" (color and material board)

Recommended Actions:

1. Hold public hearing.
2. Recommend City Council approve Draft Mitigated Negative Declaration for PLN2003-00154 and find it reflects the independent judgement of the City of Fremont.
3. Recommend City Council approve PLN 2003-00154 Planned District as shown on Exhibit "A", Exhibit "B", and Exhibit "D", based on findings and subject to conditions identified in Exhibit "C".

EXHIBIT "C"
ZION CHURCH OF PRAISE
(PLN2003-00154)

FINDINGS

The following findings are made by the Planning Commission on April 10, 2003, incorporated hereby:

1. The proposed "P" district, or a given unit thereof, can be substantially completed within four years of a preliminary and precise "P" district approval because the site is of adequate size to construct the project as a single-phase development.
2. That the religious facility with residential and service uses can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under another zoning district because the Planned District process provides for modifications to the zoning standards which would allow the creation of a combination of uses as the proposed project, as conditioned.
3. That the existing streets and thoroughfares and required on-site improvements are suitable and adequate to carry anticipated traffic, and anticipated future potential for site development will not generate traffic in such amounts as to overload the street network outside the "P" district because the site is suitable for the proposed use. The code-required on-site circulation and parking improvements can reasonably and adequately serve the religious facility and residential development.
4. That any exception from standard ordinance requirements may be warranted by special design and planned district amenities incorporated in the future precise site plan, in accord with adopted policy of the Planning Commission and City Council. Upon proposal of a development project through the Planned District process, the applicant may propose modifications to the Fremont Municipal Code for Planning Commission consideration that will allow development that is consistent with the General Plan land use designation and the existing surrounding residences.
5. That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development. This site is an infill development, with the land surrounding this site already developed.
6. That the "P" district is in conformance with the General Plan of the City of Fremont. The project conforms to the existing General Plan land use designation of Low Density Residential (5 –7 dwelling units per acre).
7. That existing or proposed utility services are adequate for the population densities proposed. None of the responsible utility companies have stated they will be unable to provide the required services to the site.
8. All public improvements or facilities required as a part of this approval are directly attributable to the proposed development, and are required for reasons related to public health, safety and welfare.

CONDITIONS

1. The approval of PLN2003-00154 shall conform to Exhibit "B" (Preliminary and Precise Site Plan, Floor Plans, Elevations and Landscape Plan), Exhibit "D" (material and color board) and all the conditions of approval set forth herein. This Planned District, P-2003-00154, entitles the construction of a 580 seat religious facility, six residential units, and two dormitory buildings (total of 22 bedrooms) in addition to the existing school buildings on the site. This approval supercedes previous approvals on the site. Three existing tenants (a Headstart program, Footprint Christian Preschool, and Bay Community Service Adult Daycare) may continue operations in the former school buildings.
2. The Planned District allows the same uses allowed in the R-1-6, Single Family Residential District subject to the same level of review. Major modifications or additions to the buildings would require an amendment to the Planned District

subject to Planning Commission review. Use of the facilities for weddings or other large events is subject to Planning Commission review to establish guidelines for such operations. Future use of the area marked "Reserve" will require a major amendment subject to review by Planning Commission and City Council.

3. The applicant shall submit appropriate plans to the Development Organization for review to ensure compliance with all City codes and policies. Any changes or modifications required through the Development Organization review process shall be incorporated into the project.
4. The project shall be subject to City-wide Development Impact Fees. These fees may include fees for fire protection, park facilities, capital facilities and traffic impact. These fees shall be calculated at the rate in effect at the time of building permit issuance.
5. Pursuant to Fremont Municipal Code, Section 8-9600, a park dedication in lieu fee is required for the proposed residential units in the development. The fee per unit shall be as set forth in the City's Master Fee Resolution in effect at the time of building permit issuance.
6. Minor revisions of the site plan, building location, and architectural details may be permitted within the overall context of the approved design concept, subject to the approval of the Assistant City Manager during the Development Organization review process.
7. No exterior lighting shall be permitted except that which has a concealed source, subject to the review and approval of staff during the Development Organization review process.
8. The final design, layout, and construction of the proposed development shall conform to the Security Ordinance, No. 2007, as amended, including a lighted street address and appropriate security measures, subject to the review and approval of staff during the Development Organization review process.
9. To mitigate the identified air quality impacts of grading and construction, dust suppression measures shall be incorporated into the project conditions of approval and construction drawings. Dust generated on the project site shall be controlled by watering all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust emissions. Stockpiles of sand, soil, and similar materials shall be covered with a tarp. Cover trucks hauling dirt or debris to avoid spillage. Paving shall be completed as soon as feasible to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be replanted to minimize the generation of dust. Designate a person to oversee the implementation of the dust control program.
10. Should any human remains or historical or unique archaeological resources be discovered during site development work, the provisions of CEQA Guidelines, Section 15064.5.(e) and (f) will be followed to reduce impacts to a non-significant level.
11. Construction hours will be limited by conditions of approval and no construction will be allowed on Sundays. Construction activities shall be limited to the following hours of operation: 7 a.m. to 7 p.m. Monday through Friday; 9 a.m. to 6 p.m. Saturday.
12. The exterior facades of the dormitory buildings shall be revised to provide more variety to the mass of the structure. Additional detail such as porches and balconies shall be provided. Private open space, such as a patio, for the dormitory residents shall be provided to the rear of the dormitories. Such revisions shall be subject to approval of the Director of Planning.
13. All street trees shall be minimum 24" box size tree.
14. All plants will be a minimum 1 gallon size. No flats or jumbo packs are allowed.
15. Mitigation for approved tree removals:

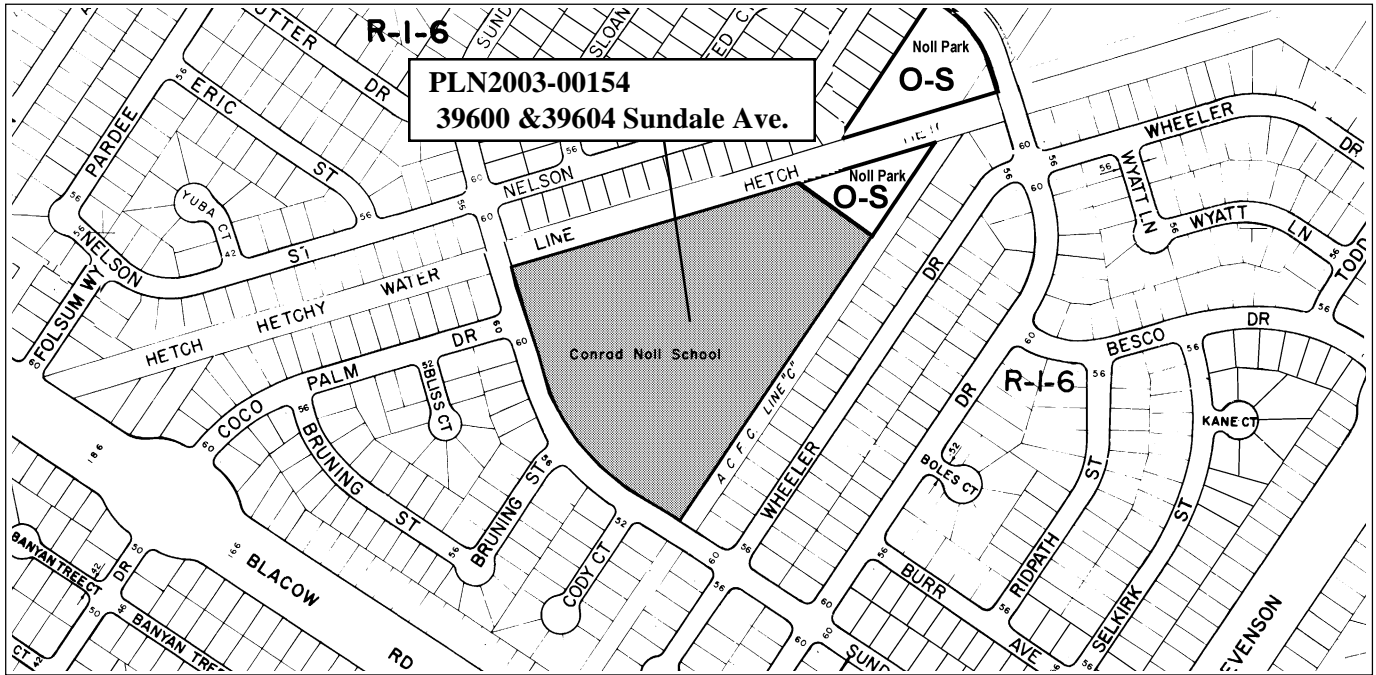
- a. Increase the size of Crape Myrtles to 24" box containers at planter islands from Cody Court entry driveway (8 trees total).
 - b. Increase the size of Crape Myrtles to 24" box containers at West Building entry (2 trees total).
 - c. Increase the size of Crape Myrtles to 24" box containers for the four Crape Myrtles flanking interlocking paver walkway connecting North Building entry & existing buildings.
 - d. Increase the size of Crape Myrtles to 24" box containers, along North Façade of existing Dormitory Buildings, (7 trees total).
 - e. Increase the size of Crape Myrtles, in courtyards of proposed townhomes, to 24" box containers.
 - f. Staff will continue to review trees in poor condition for removal through the Development Organization. Any additional trees removed due to poor condition must be replaced with a 24" box size trees.
16. Install interlocking or precast pavers as shown on the approved Exhibit. The use of stamped concrete is prohibited.
17. Increase the size of *Quercus virginiana*, currently shown behind Sundale Drive mounds, to 24" box containers (6 trees).
18. To provide a healthier growing environment and reduce overcrowding, applicant shall remove trees #59 (Cedar) & #62 (Cedar) adjacent to existing trees.
19. To ensure survival of tree #67 *Sequoia sempervirens* (Coast redwood), the City shall obtain guidelines, specifications, and details from a certified arborist for construction of the entryway median. The applicant will pay the cost of the arborist services during development organization. Changes to the entry drive engineering geometrics shall be coordinated with the project civil engineer during development organization to the satisfaction of the City Engineer and City Landscape Architect.
20. A minimum 15 bike racks in 3 locations shall be installed per the approved exhibits. Bike racks shall be model number BR2-4 by The Bike Rack Company with thermoplastic coating as shown on the approved exhibits.
21. Trees required for preservation as part of this project that are removed or damaged during construction shall be mitigated with a minimum 48" box size tree subject to the approval of the City Landscape Architect and compliance with the provisions of the Tree Preservation Ordinance.
22. Small trees (to 15 feet tall) shall not be planted closer than six feet from building or roof overhang with a minimum planting area 5 feet wide. Medium trees (to 30 feet tall) shall not be planted closer than eight feet from building or roof overhang with a minimum planting area 6 feet wide. Tall trees (above 30 feet tall) shall not be planted closer than 15 feet from building or roof overhang with a minimum planting area 6 feet wide, preferably 8 feet wide.
23. A landscape plan shall be submitted to the Development Organization or the with Final Map Improvement Plans, or both, as directed by the City Landscape Architect, for review and approval, indicating full details regarding (1) paving materials and textures of walkways and paved pedestrian areas, (2) lighting of walkways and pedestrian areas with low intensity non-glare type fixtures, (3) screening of driveways and parking areas, and (4) landscaping of site and open areas. As part of the landscape plans the applicant shall submit:
 - a. An underground irrigation plan.
 - b. Weed control specifications.
 - c. A lighting plan for the illumination of the building, pedestrian and parking areas. Type of lighting fixtures, their heights, intensity and direction shall be clearly indicated.
 - d. Construction details of raised planters, walkways, paths, benches, walls, fences, trellised, and other architectural features as appropriate to the project.

24. All provisions of the City of Fremont Landscape Development Requirements and Policies (LDRP) shall apply to this project unless otherwise approved by the City Landscape Architect. Current copy of the LDRP available at the Engineering Counter shall prevail.
25. Parking Lot lights will not be permitted in planters approved for trees as shown in the approved exhibits. Additional planters may be added to accommodate lights, beyond those shown on the exhibit for tree planting subject to review and approval of the City Engineer and conformance with other conditions of this project.
26. Open space area designated for future phases on the plan shall be planted with grasses or groundcovers and spray irrigated. Trees are not required in this area due to stated preference to expand development in the area in the future. FMC 8-22706 requires all areas not otherwise occupied by structures or paved areas shall be landscaped and irrigated by an adequate irrigation system.
27. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution.
28. The future building design shall include an automatic fire sprinkler system in the building for fire protection purposes. Waterflow and control valves must be monitored by a central alarm monitoring system and Central Station. The monitoring system shall have a smoke detector placed over the fire panel, a pull station, and an audible device located in a normally occupied location.
29. Plan, specifications, equipment lists and calculations for the required sprinkler system must be submitted to the Fremont Fire Department Authority and Building Department for review and approval prior to installation. A separate plan review fee is required.
30. The applicant shall install at least one new public fire hydrant along Sundale Drive and five onsite. The final number will depend on department connections locations for systems. Automatic Fire Suppression Systems Fire Department Connections shall have an address placard installed at the connection.
31. The future building applicant must immediately notify the Fremont Fire Department, Hazardous Materials Unit of any underground pipes, tanks or structures; any suspected or actual contaminated soils; or other environmental anomalies encountered during site development activities. Any confirmed environmental liabilities will need to be remedied prior to proceeding with site development.
32. The site circulation and parking shall be reviewed for conformance with Title VIII, Chapter 2, Article 20, of the Fremont Municipal Code during Development Organization.
33. The developer shall apply for and receive an encroachment permit prior to any work within the public right-of-way. An encroachment permit shall be obtained prior to issuance of building permits for the project.
34. Prior to issuance of a grading permit for land disturbance greater than five acres, the developer is to provide evidence that a Notice of Intent has been filed with the State of California Water Resources Control Board. The developer is responsible for insuring that all contractors are aware of all storm water quality measures contained in the Storm Water Pollution Prevention Plan (SWPPP).
35. The project plans shall include storm water measures for the operation and maintenance of the project for the review and approval of the City Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on site that effectively prohibit the entry of pollutants into storm water runoff.
36. The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders.
37. All paved outdoor storage areas must be designed to reduce and limit the potential for runoff of contact pollutants. Bulk

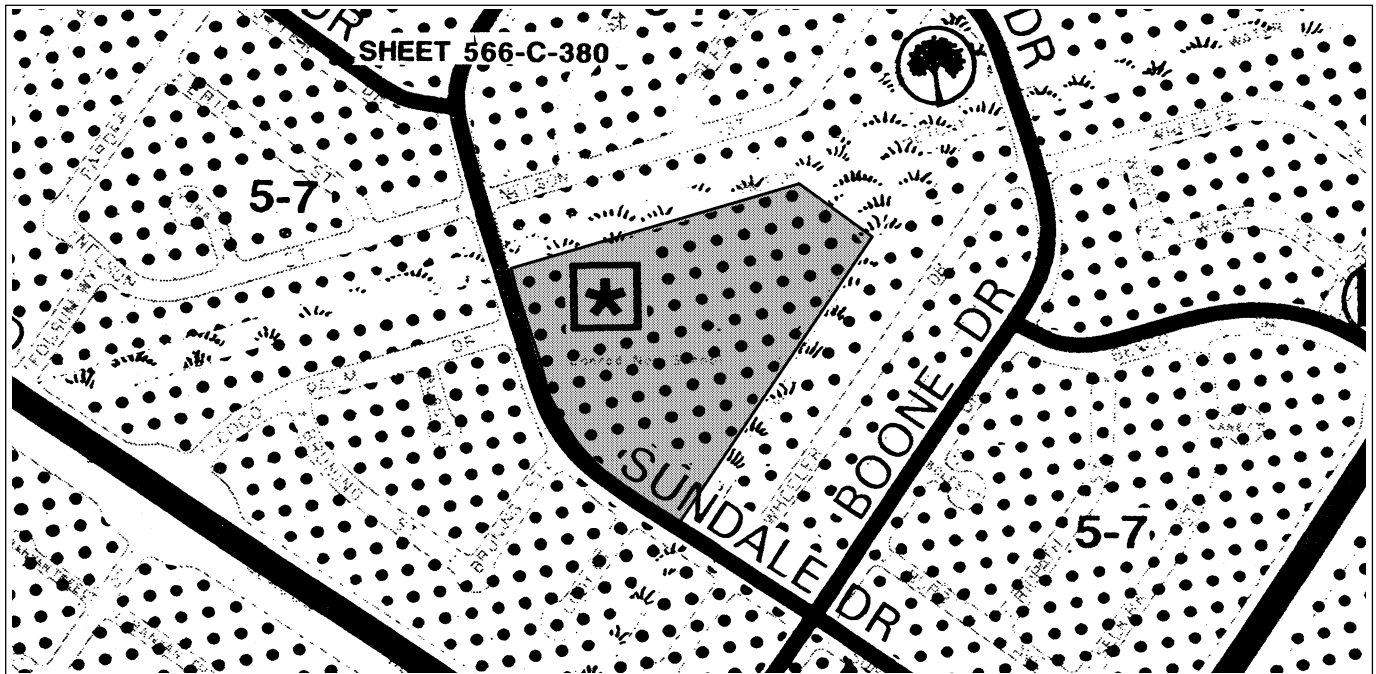
materials stored outdoors may need to be covered as determined by the City Engineer.

38. The developer shall comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.
39. The property owner is responsible for litter control and for sweeping of all paved surfaces. Sidewalks, parking lots, and other paved areas must be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged to the storm drain.
40. The proposed development shall provide waste and recycling enclosures that shall be made accessible to the City's waste management contractor. The location and accessibility of the trash and recycling enclosures shall be subject to the review and approval by the Development Organization Engineer.
41. All trash and recycling areas are to be enclosed. No other area shall drain to the enclosed area. Drains in any wash area or process area shall not discharge to the storm drain. Drains should connect to the sanitary sewer subject to approval of the Union Sanitary District.
42. All public and private storm drain inlets are to be stenciled "No Dumping – Drains to Bay" using stencils purchased from the Alameda County Urban Runoff Clean Water Program at 951 Turner Court, Hayward, California. Color and type of paint to be as approved by the City Engineer.
43. All on-site storm drains are to be cleaned prior to building occupancy and also be cleaned each year immediately before the beginning of the rainy season (October 15). The City Engineer may require additional cleaning.
44. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution.
45. All washing/steam cleaning must be done at an appropriately equipped facility, which drains to the sanitary sewer. Outdoor washing must be managed in such a way that there is no discharge of soaps, solvents, cleaning agents, or other pollutants to the storm drains. Wash water should discharge to the sanitary sewer, subject to review, approval, and conditions of the Union Sanitary District.

INFORMATIONAL



Existing Zoning



Existing General Plan

Project Number: PLN2003-00154 (PD)
Project Name: Zion Church of Praise
Project Description: To consider a Preliminary and Precise Planned District for a religious facility and accessory dorm facilities on a 10.42 acres located at 39600 & 39604 Sundale Drive in the Irvington Planning Area.

Note: Prior arrangements for access are not required for this site.

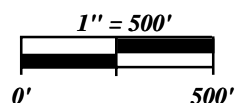


EXHIBIT "A"

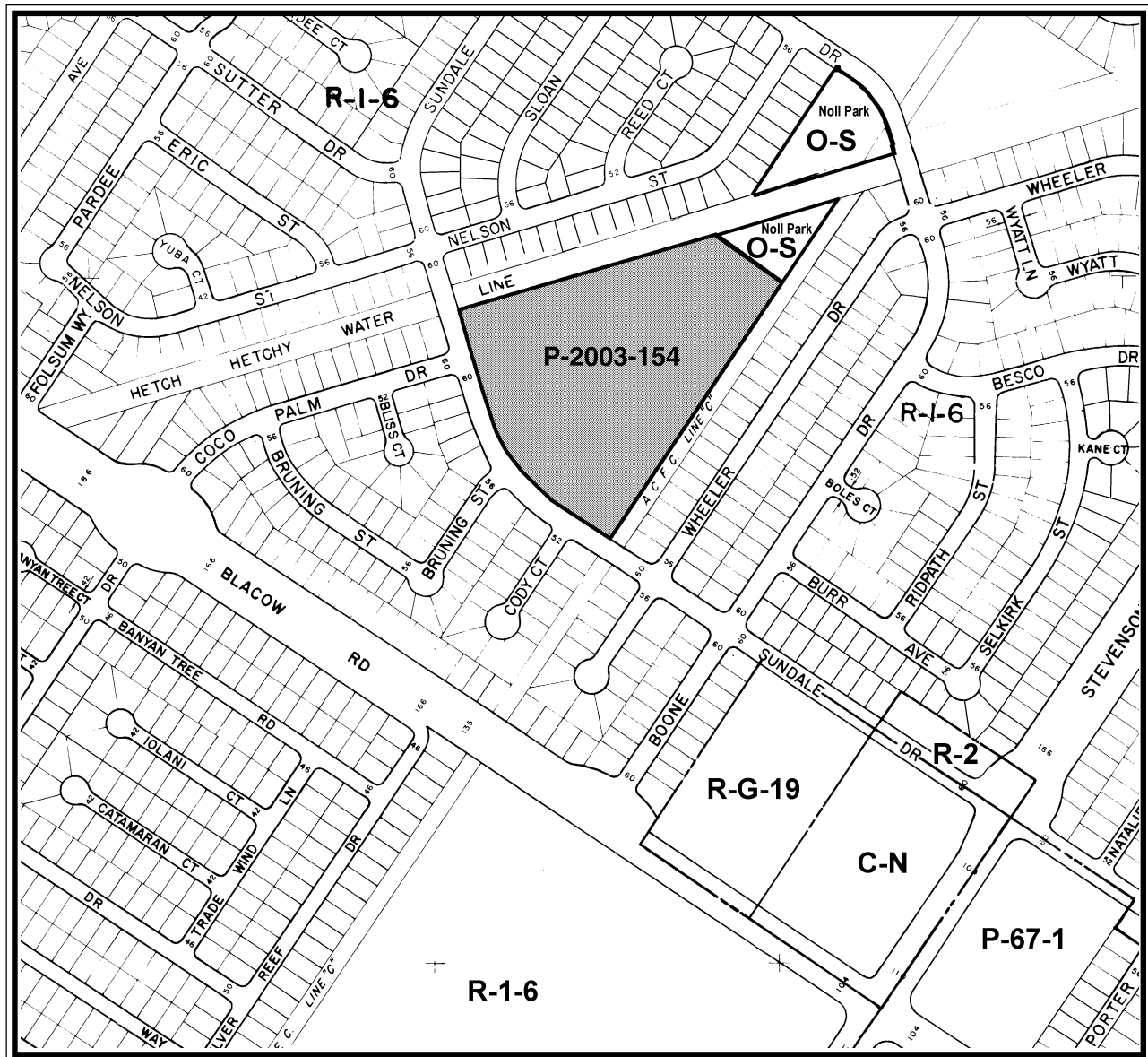
Attached to and made a part of

Ordinance No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **2002** .

ZONING MAP (SECTION) CITY OF FREMONT, CALIFORNIA



From: R-1-6
To: P-2003-154

[pc on 4-10-03] [pc 03-27-03] 66-376



**AFFECTS ZONING MAP(S)
FOR THE IRVINGTON PLANNING AREA**

Associated files:

PLN2003-00154 (PD)